



Pre-Inspection Checklist for Sellers

Your home is scheduled to be inspected by Hepburn Home Inspections. To help ensure a complete and thorough inspection, we ask that the seller take the following steps prior to the inspection. Doing so helps avoid inaccessible areas or systems that could require a return visit to complete the inspection.

Questions? Call or text Cliff Hepburn @ 802-267-4401.

Attic Access

- Please ensure attic access is not obstructed.
- If the attic is equipped with pull-down stairs, keep the area below clear to allow the stairs to fully extend and operate safely.
- If the attic is accessed through a ceiling hatch, maintain adequate clear floor space below the opening for safe ladder placement.
- If attic access is located within a closet or other tight quarters, remove any items that could prevent a stepladder from being safely positioned beneath the access opening.

Electrical Panel(s)

- **Clear Access:** Remove any items stored in front of the electrical panel. A minimum clear working space of approximately 30 inches wide and 36 inches deep should be maintained to allow safe access and proper inspection.
- **Panel Accessibility:** If the electrical panel is equipped with a lock or other security device, please ensure it is unlocked and accessible to allow access to the overcurrent protection devices (circuit breakers or fuses).

Mechanical Equipment (Heating, Cooling, and Water Heater)

- Remove any stored items located around heating equipment, cooling equipment, and water heater to allow any access panels to be safely removed and to inspect accessible components and surfaces.
- Ensure switches, filters, service panels, and equipment labels are unobstructed and clearly visible.
- For outdoor equipment, including air conditioners and heat pumps, clear away vegetation and any stored items that may restrict access or visibility.

Plumbing and under-sink areas

- The inspector will operate all faucets and check for leaks on the domestic side and the drain side.
- If you are aware of any active or recurring leaks or valves that do not function properly, please relay this information prior to the inspection.

Exterior

- Unlock any gates or fenced areas that restrict access to the exterior of the home.
- Remove items stored against or blocking access to siding, foundation walls, hose bibs, crawlspace vents, and other exterior components.
- Trim or clear vegetation that may obstruct access to, or visibility of, exterior building components.

Crawlspace Access (if home has a crawlspace)

- Please be sure that the access to the crawlspace is not blocked
- Verify that the crawlspace access opening is operational and readily accessible.
- If crawlspace is used for storage, please clear any items away from plumbing or mechanical systems.

Doors

- Doors should have enough clearance to be able to fully open and close.
- If an infrequently used door has items stored in front, please remove these items to allow operation of the door and passage through the door.